

ELM COTTAGE,  
PAMINGTON, GLOUCESTERSHIRE, GL50 8LX

 Charles Lear



## ELM COTTAGE

A Grade II listed thatched cottage with elegant interiors, situated in a quaint & rural settlement. Measuring in excess of 1500 square feet, the cottage, offers balanced accommodation as well as living & entraining space. The property is equally well serviced by outdoor entertaining space with the gardens measuring in excess of a quarter of an acre.

Entering the house on the ground floor, by way of a porch, the front door leads through into a generous reception hall. On one side is a comfortable reception room with exposed wooden beams & an open fireplace. On the other side is a recently fitted kitchen with a central island & breakfast bar. The kitchen also includes an informal dining area with a glass side extension ensuring the space is flooded with natural light. Beyond lies a snug, utility room and a guest WC.

The first floor, offering ample accommodation space, is access via two staircases. The staircase by way of the reception hall, provides access to the two primary bedrooms, which are serviced by a generous Jack & Jill bathroom. A spiral staircase from the snug leads to a well-proportioned guest bedroom. This bedroom, features a large porthole window, filling the room with light.

The cottage has been tastefully decorated to a high standard, whilst blending contemporary & traditional details throughout.

The property offers expansive grounds, measuring just over a quarter acre. The gardens a wraparound, with lawn, planted flowerbeds and a paved area for outdoor dining. The property further includes a double garage with a private driveway and off-street parking for several cars.





### SITUATION

Elm Cottage is located in the quaint & rural settlement of Pamington. The settlement offers a mixture of housing with new houses generally being built in a sympathetic manner to the existing character within the settlement. Pamington is well situated, to provide good access to the road & rail networks, with Junction 9 of the M5 & Ashchurch Railway Station, close at hand. The nearby market town of Tewkesbury is some four miles away, whilst the regional centres of Cheltenham, Gloucester and Worcester are all within comfortable driving distance.

### GENERAL INFORMATION

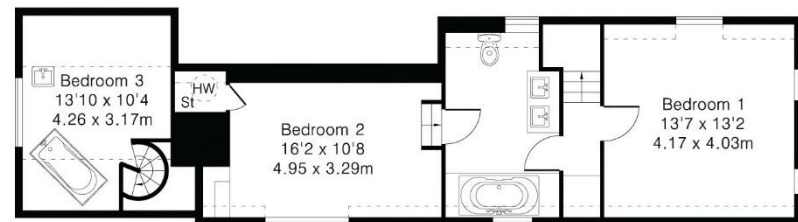
Services:  
Mains water, drainage and electric are connected to the property which also benefits from oil fired heating.

Local Authority:  
Tewksbury Borough Council: 01684 295010  
Council Tax Band:

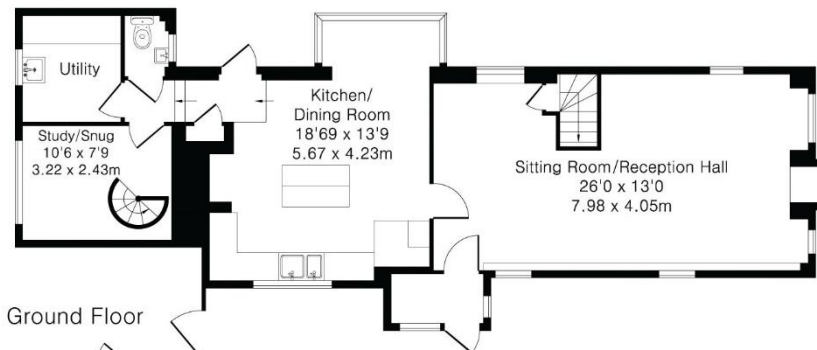
### VIEWINGS

Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.

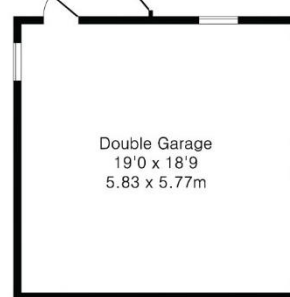
Approximate Gross Internal Area 1518 sq ft – 141 sq m  
 Garage Area 204 sq ft – 19 sq m  
 Total Area 1722 sq ft – 160 sq m



First Floor



Ground Floor



Garage